

COLORADO CULTURAL RESOURCE SURVEY

Architectural Inventory Form

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**Official Eligibility Determination
(OAHF use only)**

OAHF1403

Rev. 9/98

Date _____ Initials _____

- ☐ Determined Eligible – National Register
☐ Determined Not Eligible – National Register
☐ Determined Eligible – State Register
☐ Determine Not Eligible – State Register
☐ Need Data
☐ Contributes to eligible National Register District
☐ Noncontributing to eligible National Register District

I. IDENTIFICATION

1. Resource number: **5SM.1583**
2. Temporary resource number: **N/A**
3. County: **San Miguel**
4. City: **Telluride**
5. Historic Building Name: **Unknown**
6. Current Building Name: **Beckman House**
7. Building Address: **557 W. Colorado Avenue**
8. Owner Name and Address: **Mike Beckman
P. O. Box 22000
PMB 241
Telluride, CO 81435**

Parcel number(s):

456536315017**THLD RATING:****Supporting to District**

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II. GEOGRAPHIC INFORMATION

9. P.M.: **New Mexico** Township: **43N** Range: **9W**
NW ¼ of SW ¼ of SE ¼ of SW ¼ of Section 036
10. UTM reference (Datum: NAD27)
 Zone: **13** **252511 mE** **4202583 mN**
11. USGS quad name: **Telluride, Colorado**
 Year: **1955** Map scale: **7.5'**
12. Lot(s): **Lot 15, Block 9**
 Addition: **West Telluride Addition** Year of addition: **1891**
13. Boundary description and justification:
This legally defined parcel encompasses, but does not exceed, the land historically associated with this property.
 Metes and bounds?: Describe:

III. ARCHITECTURAL DESCRIPTION

14. Building plan (footprint, shape): **Rectangular Plan**
15. Dimensions in feet: **Length: 55 feet x Width: 22 feet**
16. Number of stories: **1 1/2**
17. Primary external wall material(s): **Wood/Weatherboard**
18. Roof configuration: **Gabled Roof/Front Gabled Roof**
19. Primary external roof material: **Asphalt Roof/Composition Roof**
20. Special features: **Porch**
Ornamentation/Decorative Shingles
21. General architectural description:
This is a 1.5-story historic wood-frame dwelling, with a modern two-story rear addition to the north elevation. The house is supported by an unpainted concrete foundation, and its exterior walls are clad with painted olive green horizontal weatherboard siding, with 1" by 4" corner boards. Variegated patterned wood shingles appear in the façade's upper gable end, however. The front gable roof is covered with brown asphalt composition shingles, and the eaves are boxed with painted cream white wood trim. Two non-historic skylights are located near the south end of the east-facing roof slope; one non-historic skylight is located near the south end of the west-facing roof slope. A non-historic stained brown wood-paneled door, with leaded glass upper sash lights, enters the east end of the façade (south elevation) from a full-width front porch. The porch is approached by four wood steps, and features a tongue-in-groove wood floor, turned columns with brackets, an open wood railing with turned balusters, and a low-pitched hip roof. A large non-historic (circa mid-1980s) canted bay window projects out onto the porch to the west of the entry door. A set of paired 1/1 double-hung sash windows penetrate the façade's upper gable end, overlooking the porch roof. Windows elsewhere on the secondary elevations are also primarily 1/1 double-hung sash, with painted wood frames and surrounds. A set of paired glass-in-wood-frame doors enter into the second story of the addition from a balcony on the north elevation.
22. Architectural style: **Late Victorian**
 Building type:

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23. Landscape or special setting features:

This property is located on the north side of Colorado Avenue, in the block between Townsend and Davis Streets, near the west end of the Telluride National Historic Landmark District.

24. Associated buildings, features or objects: **N/A**

Note: A shed (THAS #29), which was recorded during a previous survey of this property in July 1987, has been razed or moved. It no longer exists at this location.

IV. ARCHITECTURAL HISTORY

25. Date of construction: Estimate: Actual: **1898**
Source of information: **Sanborn Insurance maps, February 1893 and December 1899; San Miguel County Assessor records.**
26. Architect: **Unknown**
Source of information: **N/A**
27. Builder: **Unknown**
Source of information: **N/A**
28. Original owner: **Unknown**
Source of information: **N/A**
29. Construction history:
San Miguel County Assessor files and Sanborn Insurance maps provide corroborating information that this house was built in 1898. The large rear addition was constructed sometime after 1987. The large bay window on the façade dates to the mid-1980s.
30. Original location: ☒ Moved: Date of move(s):

V. HISTORICAL ASSOCIATIONS

31. Original use(s): **Domestic/Single Dwelling**
32. Intermediate use(s): **Domestic/Single Dwelling**
33. Current use(s): **Domestic/Single Dwelling**
34. Site type(s): **Single family dwelling**
35. Historical background:
The West Telluride Addition was platted in 1891. By 1900, houses had been built on most of the lots in this block on the north side of West Colorado Avenue; however, some lots near the west end of the block were not developed until after the turn of the twentieth century. San Miguel County Assessor records list 1898 as this house's year of construction. Information regarding the individuals and families who lived here during the early 1900s has not been uncovered.

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36. Sources of information:

San Miguel County Assessor records.**San Miguel County Commercial Property Appraisal Record.****Sanborn Insurance maps, August 1886, October 1890, February 1893, December 1899, July 1904, November 1908, October 1922.****Simmons, Laurie and Whitacre, Christine. Historic Building Inventory Record, May 1986.****Telluride Museum Digital Photo Collection: <http://www.telluridemuseum.org>**

VI. SIGNIFICANCE

37. Local landmark designation: Yes No ☒ Date of designation:

Designating authority:

38. Applicable National Register criteria:

A. Associated with events that have made a significant contribution to the broad pattern of our history;

B. Associated with the lives of persons significant in our past;

C. Embodies the distinctive characteristics of a type, period, or method of construction, or represents the work of a master, or that possesses high artistic values, or represents a significant and distinguished entity whose components may lack individual distinction;

D. Has yielded, or may be likely to yield, information important in history or prehistory.

Qualifies under Criteria Considerations A through G (see Manual).

☒ Does not meet any of the above National Register criteria.

Telluride Standards for Designation:

7-505.A.1. The structure is representative of a unique historical social activity of an era

7-505.A.2. The structure dominates the neighborhood by virtue of its mass, architecture or location

7-505.A.3. The structure was an historically or architecturally important public building

7-505.A.4. The structure has a unique historical significance beyond a local level

7-505.A.5. The parcel was the site of an important historic event or activity

☒ 7-505.A.6. The structure has a "contributing or qualified contributing" rating on the THAS39. Area(s) of significance: **Architecture, Settlement**40. Period of significance: **1878-1913**41. Level of significance: National: ☒ State: Local:

42. Statement of significance:

This dwelling is historically significant for its association with Telluride's residential development beginning circa 1898. It is also architecturally significant for its representative late Victorian-era architectural characteristics. Due to some loss of integrity, though; the building should be rated as a "supporting" resource within the Telluride National Historic Landmark District.

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43. Assessment of historic physical integrity related to significance:

This property displays a less than optimal standard of integrity, relative to the seven aspects of integrity as defined by the National Park Service and the Colorado Historical Society, Office of Archaeology and Historic Preservation - setting, location, design, materials, workmanship, feeling and association. A large rear addition, and the installation of a large bay window on the façade, have to some extent diminished the house's physical integrity. As a result, the property is no longer able to fully convey a sense of its former historic and architectural significance.

VII. NATIONAL REGISTER ELIGIBILITY ASSESSMENT

44. National Register eligibility field assessment: **Not Individually Eligible**

Local landmark eligibility field assessment: **Eligible / Supporting to District**

45. Is there National Register district potential? Yes ☒ No

Discuss: **This property is located within the Telluride National Historic Landmark District.**

If there is National Register district potential, is this building: Contributing Noncontributing N/A: ☒

46. If the building is in existing National Register district, is it: Contributing ☒ Noncontributing N/A:

VIII. RECORDING INFORMATION

- | | | | |
|---------------------------|--|---------------|-------------------------------------|
| 47. Photograph number(s): | CD #5, Images 145-149 | CDs filed at: | Town of Telluride |
| 48. Report title: | Town of Telluride Re-Survey of Historic Structures | | Planning and Building
Department |
| 49. Date(s): | 07/31/2007; revised 4/10/2012 | | 113 West Columbia Avenue |
| 50. Recorder(s): | Carl McWilliams
Timothy Wilder | | Telluride, CO 81435 |
| 51. Organization: | Cultural Resource Historians | | |
| 52. Address: | Dogwood Court
Fort Collins, CO 80525 | | |
| 53. Phone number(s): | (970) 493-5270 | | |

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Sketch Map



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Location Map

